



**April
2022**



Information Sheet

The National Policy Statement on Urban Development and the Auckland Light Rail corridor

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet explains the position with the Auckland Light Rail (ALR) project and its ‘corridor’ from the city centre to Māngere, and how it is covered in the council’s preliminary response to the National Policy Statement on Urban Development (NPS-UD).

The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.

In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland's suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.

To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.

The NPS-UD and the ALR corridor

Planning is underway for the City Centre to Māngere light rail, following the Government announcing its commitment to progress the project. The light rail project will see new rapid transit stops introduced in the Auckland isthmus, Māngere and airport areas.

The implications of light rail in terms for the council's response to the National Policy Statement on Urban Development are significant. Significant intensification including taller buildings and higher housing densities will be enabled along a specific route and around specific stops along the route, compared with areas without light rail.

At this point in time, the specific route and stops for light rail have not been confirmed. More work is required along the corridor and therefore this area is still "under investigation". The ALR corridor is shown in **map 1** below.

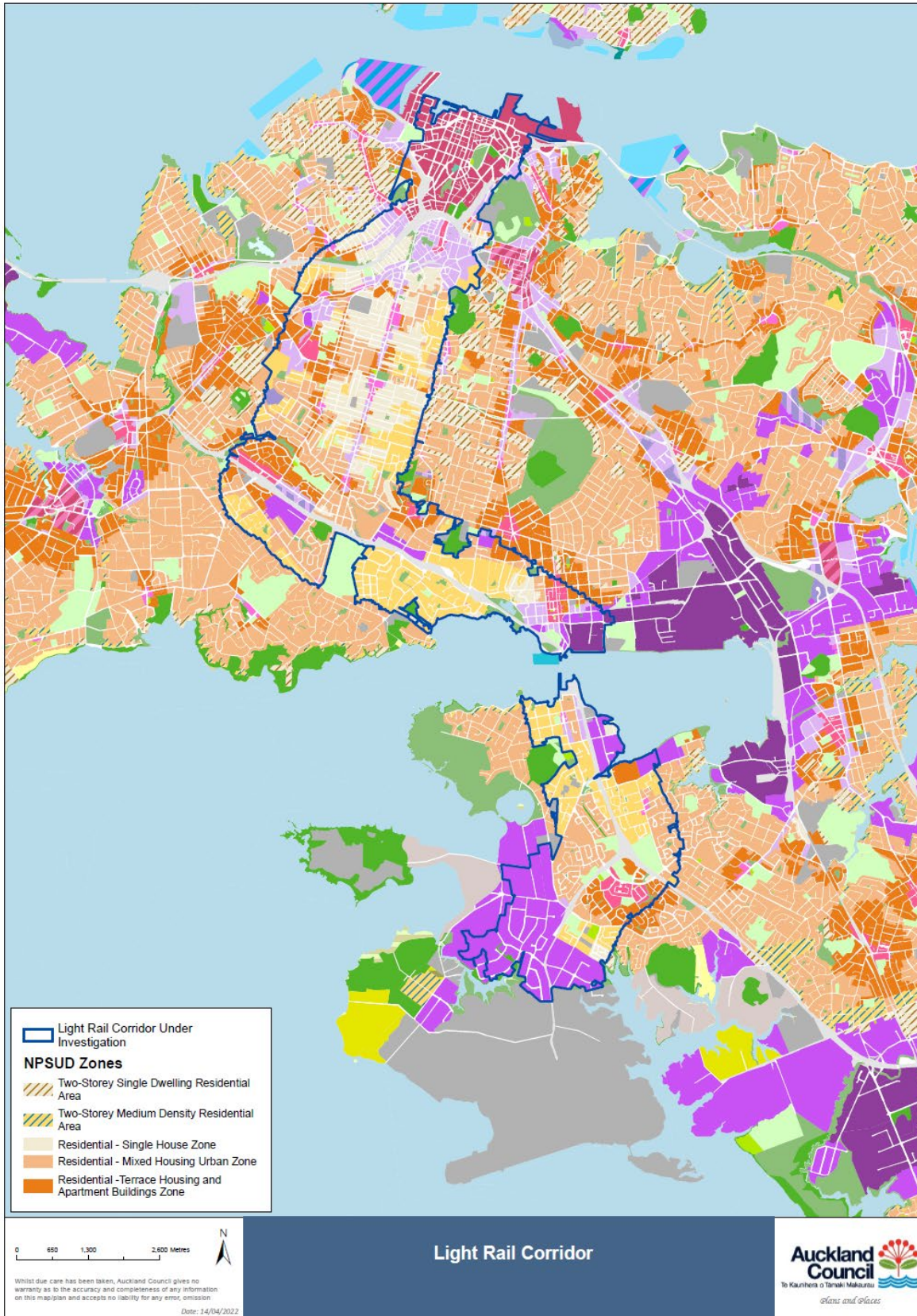
While there are no specific zoning proposals in this corridor to comment on currently, we do still want to hear from people with an interest in the area about:

- our general approach to walkable catchments around rapid transit stations
- intensification around town and local centres
- our approach to qualifying matters including those shown within the light rail 'area of investigation' in the NPS-UD and MDRS preliminary response map viewer.

Further information

- To read more about the consultation on the council's preliminary response to NPS-UD and the changes to the Resource Management, and to give feedback, visit [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing)
- To learn more about how Auckland Council is planning for growth and development, visit [ourauckland.nz/growingtogether](https://www.ourauckland.nz/growingtogether)
- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) visit the [Ministry for the Environment website](https://www.mta.govt.nz/ministry-for-the-environment/).
- For more information on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the Medium Density Residential Standards visit the [Ministry of Housing and Urban Development website](https://www.mta.govt.nz/ministry-of-housing-and-urban-development/).
- Visit the council's NPS-UD and MDRS preliminary response map viewer at [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing) to view the proposed planning maps.

- For more information about Auckland Light Rail, please visit lightrail.co.nz.



Map 1 showing the Auckland Light Rail corridor (within the blue boundaries)

Please note:

This information sheet is a summary document to assist with consultation during April and May 2022 on the council's preliminary response to the National Policy Statement on Urban Development 2020 and the Resource Management Act as amended.

The proposed plan change to the Auckland Unitary Plan to be publicly notified by Auckland Council on or before 20 August 2022 may contain information that is different to or inconsistent with council's preliminary response. This may be for a number of reasons, including to address feedback received through consultation.

All information provided in this information sheet should be considered as being illustrative and indicative only.

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